

S U M M A R Y

FILE NO.	2274	Thomas Guide Map No.	657
		Date Received:	02/29/08
		Date Completed:	02/29/08
		Date Distributed:	03/03/08
ENTITY	City of Renton	Date Filed:	
ACTION	Petition/Resolution by Renton City Council for Land Annexation	Expiration 45 Days:	04/14/08
TITLE	Liberty Annexation	Board Meeting:	04/20/06

Introduction: The City of Renton, at the request of citizens, proposes annexation of the Liberty Area. The annexation has been proposed by the petition method (RCW 35A.14). The City has invoked jurisdiction to permit public review of the annexation proposal by the Washington State Boundary Review Board for King County, an independent, quasi-judicial agency.)

Location The Liberty Annexation Area is located on the eastern edge of the City of Renton. The Annexation Area is generally bordered on the west by the City of Renton. The remainder of the Annexation Area is bordered by Unincorporated King County. More specifically:

- The northern boundary is generally formed by SE 133rd Place (if extended)
- The southern boundary is generally formed by SE 143rd Street and SE 144th Street;
- The western boundary is variously formed by 152nd Avenue SE, 154th Avenue SE, and 156th Avenue SE
- The eastern boundary is variously formed by 160th Avenue SE and 164th Avenue SE

Land Area 193 acres

Land Use Existing: Approximately 269 Single Family Homes

Proposed Future: 326 Single-Family Homes

Population Existing: Approximately 619 persons

Proposed Future: Approximately 750 persons

Assessed Valuation \$133,666,100

County Comprehensive Plan Designation Residential Use – Urban Density (R-4 – R-12)

County Zoning R-4 (Primary Zoning Designation); R-6 (Permits 4 - 6 dwelling units per gross acre plus bonuses and transfer of development rights)

City Comprehensive Plan Proposed: Residential Uses (Low Density Single-Family Residential)

City Zoning Proposed: R-4 (Four dwelling units per net acre)

District Comprehensive Plan Not applicable.

District Franchise Not applicable

Urban Growth Area (UGA) The Liberty Area is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Renton Comprehensive Plan.

SEPA Declaration The Liberty Area was addressed in an Environmental Impact Statement prepared for the City of Renton's Comprehensive Plan. The proposed Liberty Annexation is exempt from SEPA pursuant to RCW 43.21C.222

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Reagan Dunn

King County: Clerk of Council, Department of Natural Resources (DNR); Department of Development and Environmental Services (DDES), Department of Assessments, Department of Transportation (DOT), State Department of Ecology (DOE), King County "911" Program, Office of Management and Budget, Deputy Prosecuting Attorneys' Office, King County Records and Election Division, Fire Marshal Division, Historic Preservation Program, Puget Sound Regional Council, Community and Human Services, Public Health Department

Cities: Not Applicable

Fire Districts: King County Fire Protection District No. 25; Eastside Fire and Rescue (District No. 10)

Water Districts: King County Water District No. 90; City of Renton Public Works Department

Sewer Districts: City of Renton Public Works Department

School District: Renton School District #403; Issaquah School District #411

SUMMARY (File No. 2274)

The City of Renton proposes the annexation of 193 acres, known as the Liberty Area, as prescribed by RCW 35A.14. The Liberty Area Annexation is proposed based upon a Resolution by the Renton City Council (dated January 2008) approving a plan to incorporate this territory.

With the annexation application based upon the Resolution, the City of Renton has invoked jurisdiction at the Boundary Review Board. The City is seeking a public hearing in order to provide an opportunity for Liberty Area citizens to participate in the review process for the proposed annexation.

The Liberty Annexation Area is located on the eastern edge of the City of Renton. The Annexation Area is generally bordered on the west by the City of Renton. The Annexation Area is bordered on the north, east and the south by unincorporated King County. The Liberty Annexation Area is located on the eastern edge of the City of Renton. The Annexation Area is generally bordered on the west by the City of Renton. The remainder of the Annexation Area is bordered by Unincorporated King County. More specifically:

- The northern boundary is generally formed by SE 133rd Place (if extended)
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The unincorporated Liberty Area is included in the "Land Use Element" of the City of Renton Comprehensive Plan. The Plan was established in 1995 and has been updated annually since that initial adoption. Based upon that Comprehensive Plan and pursuant to RCW 35A.14, the City proposes annexation of the Liberty Area.

The proposed Liberty Area Annexation would be consistent with the City of Renton Plan (e.g., Annexation Policies and Land Use Policies), including those provisions relating to land development, service provision, and mutual social and economic benefits – e.g., L-5.2.1, L-5.3.2, L-5.4, and L-5.6.)

The City of Renton reports that the proposed Liberty Annexation also conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70.20, which requires community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, the application reportedly is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development.

Annexation would permit the City of Renton to establish land use designations and zoning standards for Liberty. The City proposes residential designations that permit less intensive uses than those designations established by King County for the Liberty Area. Thus, annexation would permit development of primary land uses and corollary public services (e.g., roadways) as envisioned in RCW 36.70A and as appropriate to the Liberty Area. More specifically:

- As established by RCW 36.70A, upon annexation of the Liberty Area, the City is prepared to provide development review services and general administrative services to the annexation area under local, regional, and state standards. At present Liberty is substantially developed with approximately 269 homes. There are opportunities for redevelopment and new development which could bring a total of approximately 326 single-family homes to the Area.
- As established by RCW 36.70A, upon annexation the Liberty Area will be governed by the City of Renton's critical areas ordinances. The City of Renton is prepared to provide environmental review (including evaluation and regulation of environmentally sensitive areas.) Environmentally sensitive areas in and near to Liberty would also be preserved with the proposed annexation.

Further, the Liberty Annexation is reported to be consistent with the King County Comprehensive Plan. Following are examples of King County Comprehensive Plan/Countywide Planning Policies that are addressed by the proposed Liberty Annexation:

FW-13: Cities are the appropriate providers of local urban services to Urban Areas.

LU-31: The County should identify urban development areas within the Urban Growth Area.

LU-32: The County should encourage cities to annex territory within their designated potential annexation area.

LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans.

U-203: Land within Urban Growth Area is encouraged to support the preponderance of population and employment growth.

U-301: King County should work with cities to support annexations within the Urban Growth Area when consistent with the King County Comprehensive Plan.

U-304: King County should support annexation proposals when such annexation would accommodate urban densities and efficient land use patterns consistent with the King County Comprehensive Plan.

The proposed Liberty Annexation is reportedly consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This area is linked to Renton by social fabric (e.g., similar land uses, regional and local open spaces and by natural/built geographic features (e.g., Liberty terrain).

This annexation would also reportedly be consistent with Objective 3, which calls for creation of logical service areas, and Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. The subject territory within these borders is specifically established for annexation by Renton under the City of Renton Comprehensive Plan (approved by the State of Washington in 1995). Further the boundaries of the proposed annexation area reflect citizen interest in affiliation with this local jurisdiction.

With annexation to Renton, all services and land use regulations for the Liberty Area reportedly may be efficiently coordinated under unified regulatory authorities administered by a single local government unit.

Upon annexation, the City of Renton will include the Liberty properties in its Service Area. The City of Renton has planned and can provide urban services to the area either directly or via agreements between the City and service providers. For example, the City of Renton will assume responsibility for provision of fire/emergency services to the Liberty Annexation properties through a contract with Fire Protection District No. 25. The Renton Police Department would serve the residents of the Liberty Area.

King County Water District No. 90 will continue to provide water services to the area. The City of Renton would provide sewer services to the Liberty Area. The City has sufficient capacity to accommodate the build out of the estimated remaining developable land in the entire proposed Liberty Annexation Area.

Liberty Area citizens would continue to have access to local and regional parks and recreation areas, human services, and law and justice facilities. However, Renton officials report that this area is generally underserved with respect to these facilities based upon standards established by the City of Renton. The City estimates a one-time cost of \$230,260 to upgrade these facilities.

The City of Renton Library and the King County Library would be accessible to citizens. Area students would continue to be served by the Renton School District and the Issaquah School District. Area students would continue to be served by the Renton School District (or, if applicable, by the Issaquah School District.)

This annexation would also reportedly be consistent with Objective 8, which calls for inclusion of urban areas within municipalities. Annexation would permit citizens to affiliate with a local government and thus to participate in the local government process.

The City of Renton has reportedly conducted fiscal analyses related to the proposed Liberty Annexation. Study findings report that existing facilities and services in the Annexation Area are generally adequate although, in some respects, less than levels of service provided to citizens of Renton. Upon annexation, the City of Renton reports the intention to provide municipal resources to serve the area in a manner that will address impacts on cost and adequacy of services, finances, debt structure or rights of other governmental units. The City is committed to hiring staff as necessary to ensure equivalent levels of service for the Liberty Area both at current development and at estimated maximum development.

Further, study findings indicate that the costs of services will be essentially offset by property taxes, standard service fees, and other revenues based on population. For example, upon annexation, property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services.

More specifically, if the City were to assume responsibility for this Area at current levels of development and current staffing levels, expenditures are estimated to be 379,951 and revenues are estimated at \$409,520. Thus, a revenue surplus would be achieved at an estimated \$35,569 each year (based upon 2007 values). At full development, expenditures are estimated at \$483,455 and revenues are estimated at \$505,491. At that time, there would continue to be a revenue surplus but that surplus would be reduced to \$22,037 per year (based on 2007 values).

The City reportedly supports the Liberty Annexation so that citizens may participate in local governance and so that Renton may serve citizens of the area.